

Oct 13 06 08:05a

Michael Webb

630-963-4475

p.2

## Kane County Stormwater Management Submittal Checklist

FORM 3

Applicant:	Reviewer:	Stormwater Permit No.:
------------	-----------	------------------------

The following tables contain a checklist of the requirements before a review for a Stormwater submittal will be accepted. The flow chart on the previous page shall be completed prior to completing the following tables. The flow chart identifies which Tab(s) need to be completed for a particular submittal. Not all requirements pertain to every stormwater submittal. For those requirements that you believe do not pertain to the this submittal, please give the reasons in the comment box.

## TAB 1 - PROJECT OVERVIEW

Completed Stormwater Permit Application	provided
Copy of a completed Joint Application form with transmittal letters to the appropriate agencies (wetland or floodplain submittal).	n/a
Copies of other relevant permits or approvals (Include applications if permits have not been issued)	n/a
Narrative description of development, existing and proposed conditions, and project planning principles considered, including BMPs utilized.	provided
Subsurface drainage investigation report	n/a

Name of Applicant: Thomas W. Lehman

Name of Reviewer: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

Signature of Reviewer: \_\_\_\_\_

Date: 11/02/08

Date: \_\_\_\_\_

## PROJECT INFORMATION:

Project Name: Gemini Outpatient Facility  
 Site Location: 240 Oakhurst Dr, Aurora, IL  
 Township, Range: 38N, 9E  
 Site Area (acres): 3.24

Please check the following activities that apply (from the flow chart):

Type of development: ? Residential ☒ Commercial ? Industrial ? Agricultural ? Other

The site has the following constraints:

Floodplain

? YES

☒ NO

Qualified Review Specialist Signature

Print Name

Floodway

? YES

☒ NO

Qualified Review Specialist Signature

Print Name

Wetlands

? YES

☒ NO

Qualified Wetland Review Specialist

Print Name

Note: Please attach a narrative project description to this Tab, if Applicant is not completing Tab 2.

001001

## Kane County Stormwater Management Submittal Checklist

FORM 3

Applicant:	Reviewer:	Stormwater Permit No.:
------------	-----------	------------------------

The following tables contain a checklist of the requirements before a review for a Stormwater submittal will be accepted. The flow chart on the previous page shall be completed prior to completing the following tables. The flow chart identifies which Tab(s) need to be completed for a particular submittal. Not all requirements pertain to every stormwater submittal. For those requirements that you believe do not pertain to the this submittal, please give the reasons in the comment box.

TAB 1 – PROJECT OVERVIEW

Identifier	Requirement	Section	Comments
1A	Completed Stormwater Permit Application	503(b)	provided
1B	Copy of a completed Joint Application form with transmittal letters to the appropriate agencies (wetland or floodplain submittal).	503(b)	n/a
1C	Copies of other relevant permits or approvals (include applications if permits have not been issued)	503(b)	n/a
1D	Narrative description of development, existing and proposed conditions, and project planning principles considered, including BMPs utilized.	503(b)	provided
1E	Subsurface drainage investigation report	503(b)	n/a

Name of Applicant: Thomas W. Lehman

Name of Reviewer: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

Signature of Reviewer: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

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Qualified Review Specialist Signature

Print Name

Floodway

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☒ NO

Qualified Review Specialist Signature

Print Name

Wetlands

? YES

☒ NO

Qualified Wetland Review Specialist

Print Name

Note: Please attach a narrative project description to this Tab, if Applicant is not completing Tab 2.

001002

**Spoelma, John**

---

**From:** Spoelma, John  
**Sent:** Wednesday, November 22, 2006 12:02 PM  
**To:** 'Scott Mousel'  
**Cc:** 'twlehman@ameritech.net'  
**Subject:** RE: Gemini Medical Office Building - 240 N Oakhurst

Scott,  
As of 11:52 AM today (11/22/06) the Department of Public Works, Engineering Division has sign-off on (approval) the foundation only building permit. Please contact Mike Buenger of the Building & Permits Division for permit issuance and/ or any further questions.

John H. Spoelma  
CITY OF AURORA  
Department of Public Works  
Engineering Division

-----Original Message-----

**From:** Scott Mousel [mailto:SMousel@krahconstruction.com]  
**Sent:** Wednesday, November 22, 2006 11:42 AM  
**To:** Spoelma, John  
**Cc:** twlehman@ameritech.net  
**Subject:** Gemini Medical Office Building - 240 N Oakhurst

John,  
I have applied for a foundation permit at Building and Inspections for the above referenced project this morning. The application number is 06-00005678. I also dropped off the 9 sets of civil drawings at your office this morning as requested by Tom Lehman based on Ken's discussion with him. Please forward your required approval to Mike Binger so we may get the foundation permit next week. Thank you in advance for your help and have a nice Holiday.

Scott Mousel  
Krahl Construction  
General Contractor

-----  
Sent from my BlackBerry Wireless Handheld

**Spoelma, John**

---

**From:** Spoelma, John  
**Sent:** Wednesday, November 22, 2006 11:59 AM  
**To:** Buenger, Michael  
**Cc:** Schroth, Kenneth; Feltman, Dan  
**Subject:** Building Permit #6-5678

Mike,  
The Engineering Division has signed-off of building permit (foundation only) #6-5678, 240 N. Oakhurst, Gemini Medical Office Building in HTE.  
Please call me if you have any questions - Thanks

John H. Spoelma  
CITY OF AURORA  
Department of Public Works  
Engineering Division

**Spoelma, John**

---

**From:** Scott Mousel [SMousel@krahconstruction.com]  
**Sent:** Wednesday, November 22, 2006 11:42 AM  
**To:** Spoelma, John  
**Cc:** twlehman@ameritech.net  
**Subject:** Gemini Medical Office Building - 240 N Oakhurst

John,

I have applied for a foundation permit at Building and Inspections for the above referenced project this morning. The application number is 06-00005678. I also dropped off the 9 sets of civil drawings at your office this morning as requested by Tom Lehman based on Ken's discussion with him. Please forward your required approval to Mike Binger so we may get the foundation permit next week. Thank you in advance for your help and have a nice Holiday.

Scott Mousel  
Krahl Construction  
General Contractor

-----  
Sent from my BlackBerry Wireless Handheld



# City of Aurora

Department of Engineering • 44 E. Downer Place • Aurora, Illinois 60507-2067 • (630) 844-3620  
FAX (630) 892-0322  
TDD (630) 892-8858

August 17, 2006

Sigitas P. Vaznelis, PE  
Morris Engineering  
5100 S. Lincoln  
Lisle, IL 60532

Re: Project #06.390  
Gemini Office Development  
240 N. Oakhurst Drive

Dear Mr. Vaznelis,

We have completed the review of the final engineering plans received on 08/14/06 for the above referenced project and have the following comments:

- ✓ 1. Form 3 of the Kane County Stormwater Management Permit application was not signed by the applicant.
- ✓ 2. Provide a copy of a signed and completed IEPA Notice of Intent (NOI) for the project.
- ✓ 3. Provide verification that the project has been approved by the Kane-DuPage Soil and Water Conservation District (K-DSWCD). Please note, the K-DSWCD is the reviewing party for the City of Aurora regarding soil and erosion control and will provide construction inspection as well.
- ✓ 4. Please provide documentation that the plans have been submitted to Fox Metro Water Reclamation District (FMWRD) for review. Incorporate FMWRD comments into the plan prior to re-submitting plans to the City of Aurora.
- ⑤ 5. Provide verification that the Fire Marshal has approved the fire hydrant coverage/locations and the diameter size of the fire suppression service.
- ✓ 6. Provide at least two (2) IEPA sanitary permit applications for the sanitary sewer extension.
- ✓ 7. Please be aware that this parcel is subject to a watermain recapture per ordinance #####. The recapture cost per lineal is \$ ### for a total recapture cost of \$#####. The reimbursement to the City will be required prior to plan approval.



8. Provide a project location map and the Aurora Control Monument used to establish the site bench marks. (control monuments/ bench marks are available on the City's web site [www.aurora-il.org](http://www.aurora-il.org) ).
9. Indicate the 100-year flow route through the site to the detention facility on the plans with larger arrows, distinguishable from the surface flow arrows. The overflow elevation(s) from each storm structure catchment are to be a minimum of one and two hundredths feet (1.2') below the finish floor elevation/ lowest opening in the building, *or*, provide calculations showing the base flood elevation (BFE) of each storm structure catchment and that there is a minimum of one foot (1.0') between the finish floor/ lowest opening in the building and the BFE.
10. Provide separate hydraulic calculations with cross sections at key locations to support that the 100 year flow route can convey the 100-year runoff tributary to each section without the operation of the storm sewer system (i.e. all the runoff generated by the site shall be conveyed through the overflow route for the 100 year event). Please indicate on a separate location map the locations of the cross sections and the 100-year runoff calculations tributary to each section. This is a requirement set forth in the City of Aurora's Standard Specification for Improvements.
11. The diagonally striped access aisles for the handicap parking spaces are to be to the right of the handicap parking spaces per the Illinois Accessibility Code.
12. Provide proposed grades at all corners of the handicap parking spaces and accessible aisles to verify that the slope does not exceed two percent (2%) in all directions.
13. Provide an access route from the access aisles to the building per the Illinois Accessibility Code.
14. Label all proposed contours and proposed contours are missing from the pavement area.
15. The maximum slope of a turf area is twenty five percent (25% or 4:1). It appears that the proposed grading extending west into the existing stormwater management facility exceeds this requirement.
16. At three locations the surface drainage from the proposed parking lot flows into the existing stormwater management facility uncontrolled. The plan note states "see detail" but no detail was provided. Provide a detail that shows a spillway that directs flow with sufficient energy dissipation to prohibit soil erosion.
17. Provide on the grading plan the high water level (HWL) of the stormwater management facility along with the overflow weir elevation and location.
18. The minimum slope of a turf area is two percent (2%). At the northeast corner of the building, with a finish grade set at the required minimum of six inches below the finish floor (713.35) and a minimum swale elevation set at six inches below the finish grade (712.85) the swale along the north side of the building flowing west, is less than two percent (2%).

- ✓ 19. A note on the grading plan states "Berm (see landscape plan)". Show all berming with proposed contours and/ or spot elevations on the grading plan.
- ✓ 20. Provide top of walk grades along proposed public sidewalk on Oakhurst Drive. Please note that the maximum slope of a parkway is six percent (6%) and that the minimum slope of a parkway and the cross slope of the public sidewalk are two percent (2%).
- 21. Indicate the removal of the curb at the driveway for a handicap ramp for the public sidewalk.
- 22. Number or letter all storm sewer structures, sanitary sewer structures, and watermain structures or apparatuses.
- ✓ 23. Provide a profile of the sanitary sewer extension that shows that the separation from the existing watermain meets the requirements of IEPA and the Standard Specifications for Water & Sewer Main Construction in Illinois. Show the sanitary service crossing of the existing watermain.
- ✓ 24. The domestic water service material is to be type K copper or ductile iron pipe (DIP), PVC is not allowed.
- ✓ 25. Show the fire suppression service as a pressure tap in a forty eight inch (48") diameter vault.
- 26. According to City records (attached) there is an existing 8" watermain running north/ south just east of the stormwater management facility. Locate this watermain and show its accurate location on the plans.
- ✓ 27. The minimum slope of storm sewer is that which will achieve three feet per second velocity. For a twelve inch diameter pipe this equals a 0.44% slope.
- ✓ 28. Provide the rim and invert elevations of the existing storm structures within the stormwater management facility, within the Oakhurst Drive right of way, and anywhere else adjacent to the site.
- ✓ 29. The flow direction arrows for the existing storm sewers are incorrect. Refer to the attached storm sewer map.
- ✓ 30. A "Building I.D. Sign" is shown within the existing driveway pavement. Please verify this location.
- ✓ 31. Provide the City of Aurora's Sidewalk Curb Ramp detail II-D-1 for the public sidewalk on Oakhurst Drive. Provide a separate sidewalk ramp detail for sidewalk onsite.
- ✓ 32. Provide City of Aurora's Domestic Water Service Detail III-C-6, Water Trench Detail III-C-1, and Pressure Connection Detail III-C-11.
- ✓ 33. Provide a flared end section detail and a flared end section grate detail.
- ✓ 34. Half traps are not required on catch basins.



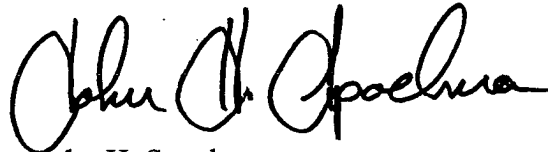
35. Submit an Engineers Estimate of Cost for public improvements (water services, sanitary main & services, and public sidewalk) and a separate Engineers Estimate of Cost for soil erosion (after receiving K-DSWCD approval). These engineers estimates will be used to determine the Permit and Inspection fee amounts and the amount of Security (Letter of Credit or Subdivision Bond).

The City of Aurora has implemented a Development Service Team to assist developers and engineers during the submittal and approval process. To allow better project tracking and provide one area to drop off and meet with City Staff, please submit all plans and documents to the Design Service Team at 65 Water Street (located in the Building and Permits Division building).

Please submit two (2) sets of revised plans to the Development Service Team. However, **please do not resubmit** until you have received approval and incorporated all the comments from Fox Metro Water Reclamation District, the Kane-DuPage Soil and Water Conservation District, and the City of Aurora Fire Marshal.

Please refer to the above referenced project number on all future correspondence regarding this project. If you should have any questions regarding the above comments, feel free to contact the undersigned.

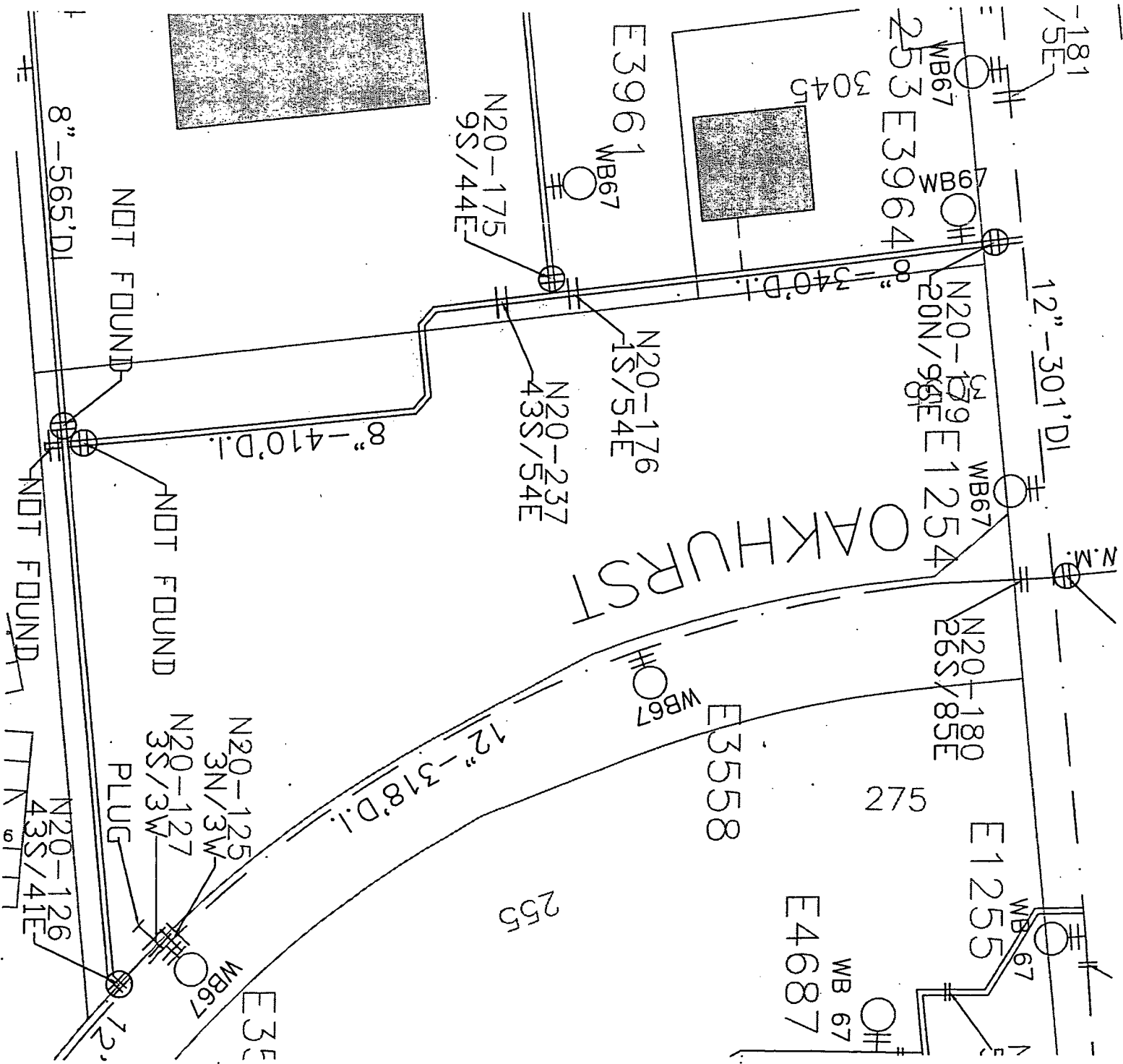
Sincerely,



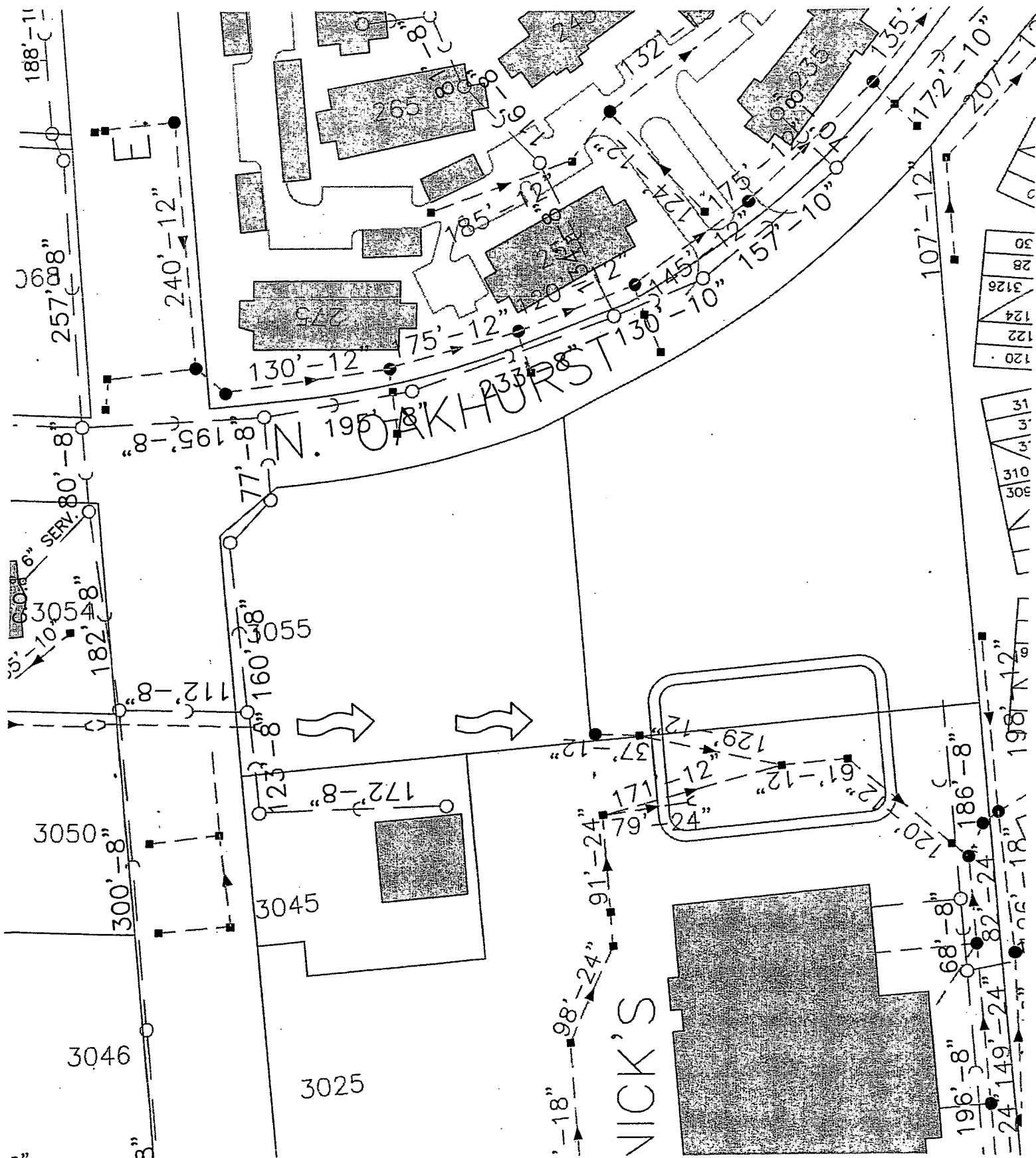
John H. Spoelma  
Civil Engineer I  
CITY OF AURORA  
Department of Public Works  
Engineering Division

cc:

Ken Schroth, City of Aurora, Director of Public Works/ City Engineer  
Steve Andras, City of Aurora, Assistant City Engineer  
Dan Feltman, City of Aurora, Engineering Division  
Thomas W. Lehman, Gemini Office Development



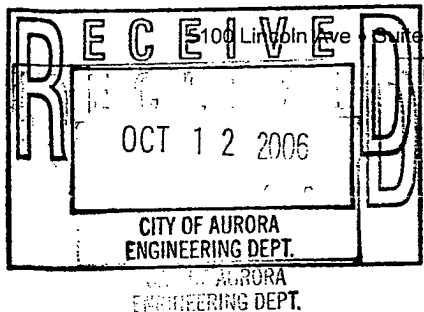
001010



001011



Civil Engineering Consulting &amp; Surveying



100 Lincoln Ave Suite 100 • Lisle, IL 60532-2119 • 1 (630) 271-0770 • 1 (630) 271-0774 Fax

Project File No. 06-PR-5004

cc: Client ☒ Accounting ☒ File ☒

Method of Delivery: Hand Delivery

Client Notified Ready for Pick-up

Date

Initials

## LETTER OF TRANSMITTAL

To: Dan Feltman, P.E.	Date: October 12, 2006
City of Aurora	
Department of Engineering	RE: Gemini Outpatient Facility
44 East Downer Place	Oakhurst Drive
Aurora, IL 60507-2067	Aurora, IL

## Documents Enclosed:

Quantity	Date	No.	Document Title
2	10/06/06	4 pgs	Final Plan (Revision 5 per Fox Metro)
2	10/06/06	1 pg	Tributary Areas Exhibit (Revision 5 per Fox Metro)
2	10/06/06	1 pg	Fire Hydrant Location Exhibit (Revision 5 per Fox Metro)
2	10/11/06	2 pgs	Engineer's Opinion of Probable Cost
2	09/05/06	1 pg	Notice of Intent (executed by owner)
2	08/03/06	1 pg	Form 2 – Kane County Stormwater Management Permit Application (executed by owner)
2		1 pg	Form 3 - Kane County Stormwater Management Permit Application
2		4 pgs	IEPA Schedule FTP – Fast Tract Service Connection Permit Application (executed by Design Engineer)
2	10/10/06	1 pg	Kane-DuPage Soil & Water Conservation District Certification that Erosion and Sediment Control Plans meet Technical Standards
2	10/11/06	2 pgs	Response Letter to John H. Spoelma - City of Aurora's Comment Letter dated 08/17/06

## Comments:

cc: Mr. Kristos Tsogas, Jensen & Halstead Ltd.  
Mr. Thomas W. Lehman, Partners in Development

From: Jon V. Vaznelis, Ext. 105  
Project Manager

Pick-up Date: \_\_\_\_\_

Pick-up By: \_\_\_\_\_

001012



Civil Engineering Consulting & Surveying

5100 S. Lincoln • Suite 100 • Lisle, IL 60532 • (630) 271-0770 • (630) 271-0774 Fax

October 12, 2006

**VIA HAND DELIVERY**

Mr. John H. Spoelma, Civil Engineer 1  
City of Aurora, Department of Public Works  
Engineering Division  
44 East Downer Place  
Aurora, Illinois 60507-2067

Re: **Response to Comment Letter dated 08/17/06**  
Gemini Office Development  
240 North Oakhurst Drive  
City of Aurora Project No. 06.390  
MEI Project No. 06-PR-5004

Dear Mr. Spoelma:

Following are our responses to your comment letter dated 08/17/06.

- Items 1. to 3.            Please see attachments.
- Item 5.                Copies addressing the Fire Marshall's comments are enclosed.
- Item 4. and 6           Please see attached Fast Tract Sanitary Application to be sent to IEPA per Fox Metro Water Reclamation District approval of the plan.
- Item 7                The fees will be paid separately by the developer.
- Item 8.                Additions were made in the enclosed plan.
- Items 9. and 10.       Please see attached exhibit and calculations.
- Items 11. to 16.       Revisions were made in the enclosed plan.
- Item 17.              The facility is an existing facility. The data for the existing stormwater management facility is on file with the City of Aurora.
- Items 18. to 25.       Revisions were made in the enclosed plan.

001013

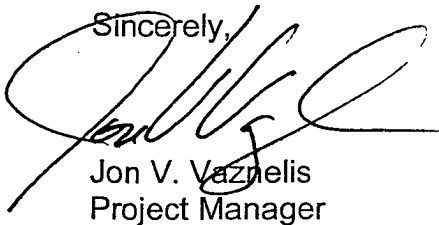
Page 2 of 2  
Mr. John H. Spoelma  
City of Aurora  
October 12, 2006

Items 27. to 34. Additions and revisions were made in the enclosed plan.

Item 28. Please see attachment.

Should there be any questions regarding the above, please do not hesitate in contacting our office at 1 (630) 271-0770 Ext. 105.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon V. Vaznelis", is written over the word "Sincerely," and the printed name below.

Jon V. Vaznelis  
Project Manager

JVV:pjo

cc: Mr. Kristos Tsogas, Jensen & Halstead Ltd.  
Mr. Thomas W. Lehman, P.E., Partners in Development

001014





Civil Engineering Consulting &amp; Surveying

5100 S. Lincoln • Suite 100 • Lisle, IL 60532 • (630) 271-0770 • (630) 271-0774 Fax

October 11, 2006

MEI Project # 06-PR-5004

Client Name: Gemini Office Development

Project Address: Oakhurst Drive  
Aurora, Illinois

**Engineer's Opinion of Probable Cost****Roadway & Sidewalk**

		Unit	Quantity	Unit Price	Extension
1	Bituminous Conc. Surface Course, 1-1/2"	TON	288	\$ 75.00	\$ 21,600.00
2	Bituminous Conc. Binder Course, 2"	TON	481	\$ 75.00	\$ 36,075.00
3	Agg. Base Course, 10"	TON	1,950	\$ 20.00	\$ 39,000.00
4	Bituminous Materials	GAL	1,672	\$ 0.75	\$ 1,254.00
5	Type B Barrier Curb	LF	1,027	\$ 12.00	\$ 12,324.00
6	Combination Curb and Gutter B.6-12	LF	55	\$ 15.00	\$ 825.00
7	Curb Opening	EA	3	\$ 100.00	\$ 300.00
8	PCC Sidewalk onsite and offsite	SY	488	\$ 35.00	\$ 17,080.00
9	Thermoplastic pavement marking 4"	LF	1,350	\$ 2.50	\$ 3,375.00
10	Geotextile Fabric, Type A	SY	3,304	\$ 1.50	\$ 4,956.00
Subtotal					\$ 136,789.00

**Storm Sewer**

11	SS Type 1 - 10" Concrete Pipe	LF	100	\$ 18.00	\$ 1,800.00
12	SS Type 1 - 12" RCCP	LF	440	\$ 20.00	\$ 8,800.00
13	SS Type 1 - 15" RCCP	LF	80	\$ 22.00	\$ 1,760.00
14	Inlet Type A, 2' dia	EA	3	\$ 250.00	\$ 750.00
15	Inlet Type B, 3' dia	EA	1	\$ 300.00	\$ 300.00
16	Manhole Type A., 4' dia	EA	1	\$ 1,000.00	\$ 1,000.00
17	Catch Basin Type C	EA	1	\$ 1,000.00	\$ 1,000.00
18	Type 8 Grate	EA	3	\$ 175.00	\$ 525.00
19	Type 1 Fr & OP Lid	EA	3	\$ 200.00	\$ 600.00
20	12" FES, RCP	EA	2	\$ 250.00	\$ 500.00
21	15" FES, RCP	EA	1	\$ 300.00	\$ 300.00
22	Trench Backfill	CY	64	\$ 18.00	\$ 1,152.00
23	Rip Rap	CY	16	\$ 75.00	\$ 1,200.00
Subtotal					\$ 17,887.00

**Sanitary Sewer**

24	6" PVC SDR 26, D-2241	LF	50	\$ 22.00	\$ 1,100.00
25	Connect to Exist. Sewer	EA	1	\$ 100.00	\$ 100.00
26	Trench Backfill	CY	28	\$ 18.00	\$ 504.00
Subtotal					\$ 1,704.00

**General Site**

27	Furnishing & Placing Topsoil, 4"	SY	1,694	\$ 4.00	\$ 6,776.00
28	Seeding	AC	0.35	\$ 3,000.00	\$ 1,050.00
29	Traffic Control & Protection	LS	1	\$ 500.00	\$ 500.00
30	Soil Erosion & Sedimentation Control	LS	1	\$ 750.00	\$ 750.00
31	Construction Entrance	EA	1	\$ 500.00	\$ 500.00
32	Water Service, 3" Type K Copper with B-Box	EA	1	\$ 1,200.00	\$ 1,200.00
33	Fire Suppression Service 4" DIP	EA	1	\$ 2,000.00	\$ 2,000.00
34	Regrading ( detention pond & ditch/parkway)	SY	1,700	\$ 6.00	\$ 10,200.00
35	Pressurized Connection to existing watermain in 4' dia vault	EA	1	\$ 3,000.00	\$ 3,000.00
Subtotal					\$ 25,976.00

001015

Page 2  
Gemini Office Development  
Engineer's Opinion of Probable Cost  
October 11, 2006

**Summary**

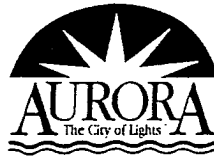
	<u>Unit</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Extension</u>
Roadway & Sidewalk				\$ 136,789.00
Storm Sewer				\$ 17,887.00
Sanitary				\$ 1,704.00
General Site				\$ 25,976.00
<b>GRAND TOTAL</b>				<b><u>\$ 182,356.00</u></b>



*Sgtas P. Vaznelis*  
10/11/06

001016





(Ward 1Q/R/ JH8/27/2006 6- 390

## DEVELOPMENT SERVICES TEAM:

**SUBMITTAL COVERSHEET – Made to DST at 65 Water Street****TWO COPIES OF THIS COVERSHEET MUST ACCOMPANY EVERY SUBMITTAL.****PROJECT INFORMATION**

Project Number:

06-390

Date of Submittal:

7/31/06

**SUBMITTAL INFORMATION (check all that apply)**

- |                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | New Case – Land Use Petition Submittal (16 copies required) <b>Meeting Required</b> |
| <input type="checkbox"/>            | Existing Case Resubmittal - Planning Council (16 copies required)                   |
| <input type="checkbox"/>            | Existing Case Resubmittal – Engineering (2 copies required)                         |
| <input type="checkbox"/>            | Existing Case - Planning Commission/ ZBA (16 copies required) (PRC/PRZ)             |
| <input type="checkbox"/>            | Existing Case - Planning and Development Committee (9 copies required) (PRP)        |

**EXISTING CASE - DOCUMENTS SUBMITTED (check all that apply)**

- |                          |                     |                          |                   |
|--------------------------|---------------------|--------------------------|-------------------|
| <input type="checkbox"/> | Annexation Plat     | <input type="checkbox"/> | Final Engineering |
| <input type="checkbox"/> | Building Elevations | <input type="checkbox"/> | Preliminary Plan  |
| <input type="checkbox"/> | Dedication Plat     | <input type="checkbox"/> | Preliminary Plat  |
| <input type="checkbox"/> | Final Plan          | <input type="checkbox"/> | Signage Detail    |
| <input type="checkbox"/> | Final Plat          | <input type="checkbox"/> | Stormwater Report |
| <input type="checkbox"/> | Fire Access Plan    | <input type="checkbox"/> | Other:            |
| <input type="checkbox"/> | Landscape Plan      |                          |                   |

*Office Use Only Below This Line (DST #: )***All Petitions**

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | Land Use Petition (Form 1-3)                 |
| <input type="checkbox"/> | Filing Fee (Form 1-1)                        |
| <input type="checkbox"/> | Letter of Authority (Form 1-1)               |
| <input type="checkbox"/> | Plat of Survey                               |
| <input type="checkbox"/> | Legal Description (8.5 x 11 sheet)           |
| <input type="checkbox"/> | Qualifying Statement of Petition (Forms 1-1) |

**Annexation**

- |                          |   |
|--------------------------|---|
| <input type="checkbox"/> | Annexation Plat (Form 2-2)                |
| <input type="checkbox"/> | Endangered Species Report (Form 5-1)      |
| <input type="checkbox"/> | Soil and Water Report (Forms 5-2;5-3;5-4) |

**Annexation Agreement**

- |                          |                                       |
|--------------------------|---------------------------------------|
| <input type="checkbox"/> | Annexation Agreement/Plan Description |
|--------------------------|---------------------------------------|

**Dedication**

- |                          |                            |
|--------------------------|----------------------------|
| <input type="checkbox"/> | Dedication Plat (Form 2-3) |
|--------------------------|----------------------------|

**Preliminary Plan/Plat**

- |                          |   |
|--------------------------|---|
| <input type="checkbox"/> | Preliminary Plan/Plat (Forms 2-8; 2-9)        |
| <input type="checkbox"/> | Fire Access Plan (Form 2-6)                   |
| <input type="checkbox"/> | Engineering Project Info Sheet (2) (Form 3-1) |
| <input type="checkbox"/> | Stormwater Report (2) (Form 3-2)              |

**Final Plat**

- |                          |                                       |
|--------------------------|---------------------------------------|
| <input type="checkbox"/> | Final Plat (Form 2-5)                 |
| <input type="checkbox"/> | Development Impact Fee Wks (Form 1-4) |
| <input type="checkbox"/> | Right of way Name Wks (Form 1-5)      |
| <input type="checkbox"/> | Address Plat (Form 2-1)               |
| <input type="checkbox"/> | School and Park Wks (Form 1-6)        |

**Final Plan/Special Use/Waiver/Staff Review**

- |                          |                             |
|--------------------------|-----------------------------|
| <input type="checkbox"/> | Final Plan (Form 2-4)       |
| <input type="checkbox"/> | Fire Access Plan (Form 2-6) |
| <input type="checkbox"/> | Landscape Plan (Form 2-7)   |
| <input type="checkbox"/> | Building Elevations         |
| <input type="checkbox"/> | Signage Details             |

**Final Engineering**

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | Final Engineering Plans (2) (Form 3-4)     |
| <input type="checkbox"/> | Eng Project Info Sheet (2) (Form 3-1)      |
| <input type="checkbox"/> | Stormwater Permit App (2) (Form 3-2)       |
| <input type="checkbox"/> | Stormwater Report (2) (Form 3-3)           |
| <input type="checkbox"/> | Soil Investigation Report for the Site (2) |
| <input type="checkbox"/> | Wetland Determination Report (2)           |

**DEADLINE FOR ALL SUBMITTALS IS 3:30 ON EACH THURSDAY PRIOR TO  
PLAN COUNCIL**

Resubmittal – add the following review steps to PZ and EN before signing off on  
 Resubmittal Received step – PZ: PZC; PZR (A4); PR2-7 (A6). – EN: ER1 (resubmittal  
 recv., only if not already there); ESR (comm., complied); ENC (comm..sent).

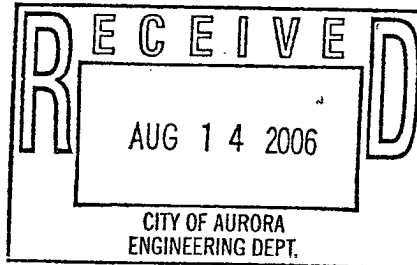
001017



Civil Engineering Consulting & Surveying

5100 S. Lincoln • Suite 100 • Lisle, IL 60532 • (630) 271-0770 • (630) 271-0774 Fax

6-390



August 1, 2006

Mr. Stephen K. Andras, P.E.  
Assistant City Engineer  
City of Aurora  
44 East Downer Place  
Aurora, Illinois 60507-2067

RE: Gemini Office Building – Aurora  
Wetland Review  
MEI Project No. 06-PR-5004

Dear Mr. Andras:

An inspection of the proposed site does not indicate evidence of wetland plants or typical wetland conditions. The parcel has been substantially filled from its original state. This elevated condition and the presence of what appears to be relatively recent fill would make this site unlikely to develop a wetland condition.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jon V. Vaznelis".

Jon V. Vaznelis  
Project Manager

JVV:pjo

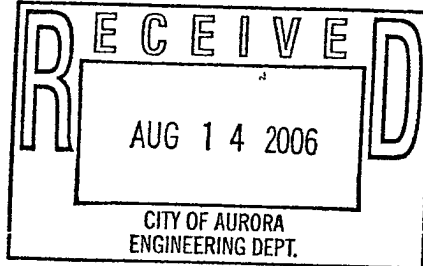
001018



Civil Engineering Consulting & Surveying

5100 S. Lincoln • Suite 100 • Lisle, IL 60532 • (630) 271-0770 • (630) 271-0774 Fax

August 3, 2006



Mr. Stephen K. Andras, P.E.  
Assistant City Engineer  
City of Aurora  
44 East Downer Place  
Aurora, Illinois 60507-2067

RE: Gemini Office Development  
Oakhurst Drive  
Aurora, IL  
Aurora Case No. 390  
MEI Project No. 06-PR-5004

Dear Mr. Andras:

Enclosed are revised plans for the proposed development. These revisions are based on preliminary comments received verbally from the City staff. Included in this package is also the Kane County Stormwater Permit Application. Detention information is not provided in this package, as detention was provided as part of the larger New York – Oakhurst LLC project that includes the existing Dominick's shopping center.

Sincerely,

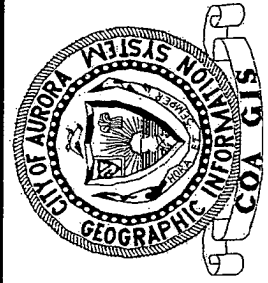
Jon V. Vaznelis  
Project Manager

JVV:pjo

Enclosures

001019





2A Topo-Kane 02

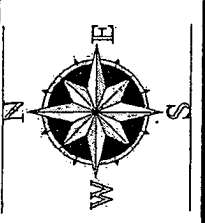
City Limits

Parcels

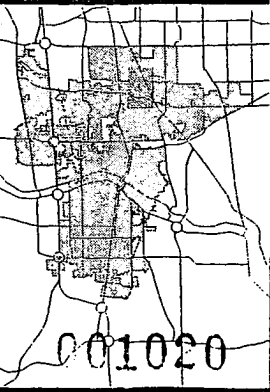
Centerlines

Aerial 2004

8/16/06



1 in. = 201.8 feet



# Title Line 1

This map depicts / illustrates generalized roadway circulation and their relationships and is not intended for precise dimensions, distances, or alignments.  
This map is for informational purposes ONLY.

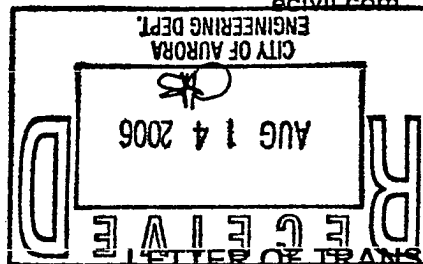
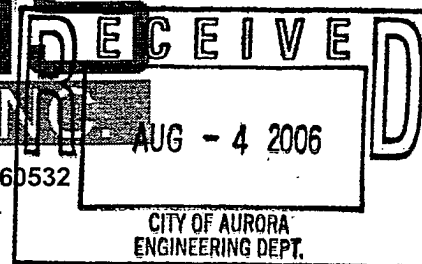
001020



# MORRIS

## ENGINEERING, INC.

5100 S. Lincoln, Suite 100, Lisle, Illinois 60532  
(630) 271-0770 Fax (630) 271-0774  
ecivil.com



cc: Accounting File  
Project File No: 06-PR-5004

VIA HAND DELIVERY

### LETTER OF TRANSMITTAL

To: Stephen K. Andras, P.E.	Date: August 3, 2006
Assistant City Engineer	
City of Aurora	RE: Gemini Office Development
44 E Downer Pl	Oakhurst Drive
Aurora, IL 60507-2067	Aurora, IL
1 (630) 264-3041	

We are sending you the following items:

- |  |                                       |   |  |
|--|---------------------------------------|---|--|
| <input type="checkbox"/> Plats             | <input type="checkbox"/> Prints       | <input checked="" type="checkbox"/> Plans | <input checked="" type="checkbox"/> Permit Application |
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Change Order | <input type="checkbox"/> Report           | <input type="checkbox"/> Other                         |

Copies	Date	No.	Description
16	08/01/06	2 pgs	Site Plan and Detail Sheet (Revision per City review)
16	08/03/06	28 pgs	Stormwater Submittal
3	08/03/06	1 pg	Kane County Stormwater Management Permit Application Form 2 (signed originals)
1	08/03/06	1 pg	Cover Letter

THESE ARE TRANSMITTED as checked below

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> For approval  | <input type="checkbox"/> Approved as submitted            | <input type="checkbox"/> Resubmit copies for approval   |
| <input type="checkbox"/> For your use             | <input type="checkbox"/> Approved as noted                | <input type="checkbox"/> Submit copies for distribution |
| <input type="checkbox"/> As requested             | <input type="checkbox"/> For submittal to review agency   |   |
| <input type="checkbox"/> Returned for corrections |   |   |
| <input type="checkbox"/> FOR BIDS DUE _____       | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |   |


Jon V. Vaznelis  
Project Manager

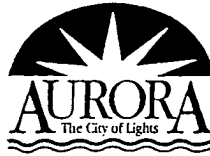
Ext. 105

cc: Kristos Tsogas

If enclosures are not as noted, kindly notify us at once at 630-271-0770

001021

NA20/3-06.390-FPN

GEMINI OFFICE DEVELOPMENT - FINAL PLAN  
O

(Ward 10/R/ JH/27/2006 6- 390

## DEVELOPMENT SERVICES TEAM:

**SUBMITTAL COVERSHEET – Made to DST at 65 Water Street****TWO** COPIES OF THIS COVERSHEET MUST ACCOMPANY EVERY SUBMITTAL.**PROJECT INFORMATION**

Project Number:

06-390

Date of Submittal:

7/31/06

**SUBMITTAL INFORMATION (check all that apply)**

- ☒ New Case – Land Use Petition Submittal (16 copies required) **Meeting Required**  
☐ Existing Case Resubmittal - Planning Council (16 copies required)  
☐ Existing Case Resubmittal – Engineering (2 copies required)  
☐ Existing Case - Planning Commission/ ZBA (16 copies required) (PRC/PRZ)  
☐ Existing Case - Planning and Development Committee (9 copies required) (PRP)

**EXISTING CASE - DOCUMENTS SUBMITTED (check all that apply)**

- |  |  |
|--|--|
| <input type="checkbox"/> Annexation Plat     | <input type="checkbox"/> Final Engineering |
| <input type="checkbox"/> Building Elevations | <input type="checkbox"/> Preliminary Plan  |
| <input type="checkbox"/> Dedication Plat     | <input type="checkbox"/> Preliminary Plat  |
| <input type="checkbox"/> Final Plan          | <input type="checkbox"/> Signage Detail    |
| <input type="checkbox"/> Final Plat          | <input type="checkbox"/> Stormwater Report |
| <input type="checkbox"/> Fire Access Plan    | <input type="checkbox"/> Other:            |
| <input type="checkbox"/> Landscape Plan      |  |

*Office Use Only Below This Line (DST #: )***All Petitions**

- ☐ Land Use Petition (Form 1-3)  
☐ Filing Fee (Form 1-1)  
☐ Letter of Authority (Form 1-1)  
☐ Plat of Survey  
☐ Legal Description (8.5 x 11 sheet)  
☐ Qualifying Statement of Petition (Forms 1-1)

**Annexation**

- ☐ Annexation Plat (Form 2-2)  
☐ Endangered Species Report (Form 5-1)  
☐ Soil and Water Report (Forms 5-2;5-3;5-4)

**Annexation Agreement**

- ☐ Annexation Agreement/Plan Description

**Dedication**

- ☐ Dedication Plat (Form 2-3)

**Preliminary Plan/Plat**

- ☐ Preliminary Plan/Plat (Forms 2-8; 2-9)  
☐ Fire Access Plan (Form 2-6)  
☐ Engineering Project Info Sheet (2) (Form 3-1)  
☐ Stormwater Report (2) (Form 3-2)

**Final Plat**

- ☐ Final Plat (Form 2-5)  
☐ Development Impact Fee Wks (Form 1-4)  
☐ Right of way Name Wks (Form 1-5)  
☐ Address Plat (Form 2-1)  
☐ School and Park Wks (Form 1-6)

**Final Plan/Special Use/Waiver/Staff Review**

- ☐ Final Plan (Form 2-4)  
☐ Fire Access Plan (Form 2-6)  
☐ Landscape Plan (Form 2-7)  
☐ Building Elevations  
☐ Signage Details

**Final Engineering**

- ☐ Final Engineering Plans (2) (Form 3-4)  
☐ Eng Project Info Sheet (2) (Form 3-1)  
☐ Stormwater Permit App (2) (Form 3-2)  
☐ Stormwater Report (2) (Form 3-3)  
☐ Soil Investigation Report for the Site (2)  
☐ Wetland Determination Report (2)

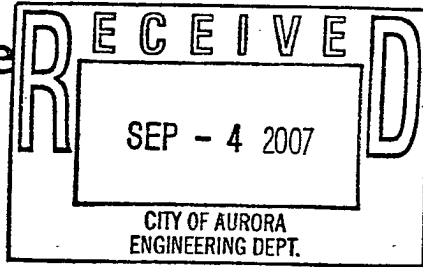
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PLAN COUNCIL**

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 recv., only if not already there); ESR (comm., complied); ENC (comm..sent).

001022



001023

**International Division**

20 Cabot Road

Medford, MA 02155 USA

888 868.0212 tel

SWIFT: CTZIUS33 TELEX 221047 CTZINTL

To Beneficiary:

CITY OF AURORA  
44 E. DOWNER PLACE  
AURORA, IL 60507  
ATTN: MR. JOHN SPOELMA  
TEL: 630-906-7432

Date: September 01, 2007

Re: Merger of Subsidiary Banks of Citizens Financial Group, Inc.  
Your Standby/Direct Pay Letter of Credit No. S904105

We are pleased to inform you that the following subsidiary banks of Citizens Financial Group, Inc. merged into one bank which is now known as RBS Citizens, N.A.:

Citizens Bank of Connecticut  
Citizens Bank (Delaware)  
Citizens Bank New Hampshire  
Citizens Bank of Massachusetts

Citizens Bank of Rhode Island  
Citizens Bank, N.A.  
Charter One Bank, N.A.  
RBS National Bank

This merger was effective as of September 1, 2007. Accordingly, effective immediately, all transactions under the above-referenced Letter of Credit ("Letter") will now be processed by RBS Citizens, N.A. and the Letter of Credit will now be payable at RBS Citizens, N.A. However, all drafts and other documents should be presented strictly in accordance with the terms of the Letter using the name of the bank specified in the Letter.

All correspondence relative to the Letter should be addressed to RBS Citizens, N.A. The address and the Letter number will remain unchanged. This merger (and the bank's name corresponding legal name change) does not alter any term of the Letter.

Thank you for banking with us.

THIS COMPUTER GENERATED ADVICE REQUIRES NO MANUAL SIGNATURE.

cc Applicant:

GEMINI OFFICE DEVELOPMENT LLC  
ONE SOUTH WACKER DRIVE SUITE 800  
CHICAGO, IL 60606



**Project Name:** Gemini Office Development  
**Project Number:** 06.390  
**Design Engineer:** Morris Engineering, Inc.  
**Date of Estimate:** 12/4/2006

Engineer's Total Estimated Cost for Public Improvements \$15,537.00

	Fee %	Min. Fee	% Fee Cost	Required Fee
Review Cost	2.00%	\$300	\$311	\$311
Inspection Fees	1.75%	N/A	\$272	\$272
<b>Total Required Fees</b>				<b>\$583</b>

CITY OF AURORA, ILLINOIS  
 \*\*\* CUSTOMER RECEIPT \*\*\*  
 Oper: ENGCASH Type: FC Drawer: 1  
 Date: 1/03/07 01 Receipt no: 2762

Description	Quantity	Amount
PZ 2006 PLANNING & ZONING	390	
REVIEW COST	1.00	\$311.00
PZ 2006 PLANNING & ZONING	390	
INSPECTION FEES	1.00	\$272.00
CAB		
Tender detail		
CK CHECK PAY	58178	\$583.00
Total tendered		\$583.00
Total payment		\$583.00
Trans date:	1/03/07	Time: 8:34:24
*** THANK YOU FOR YOUR PAYMENT ***		

001025

FIFTH THIRD BANK  
CHICAGO  
CHICAGO, ILLINOIS

70-2390  
719

58178



KRAHL ASSOCIATES, INC.

322 S. GREEN, SUITE 300 • CHICAGO, IL 60607

Pay: \*\*\*\*\*Five hundred eighty-three dollars and no cents

DATE  
December 28, 2006

CHECK NO. AMOUNT  
58178 \$\*\*\*\*\*583.00

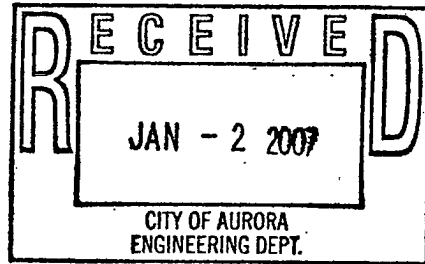
PAY  
TO THE  
ORDER  
OF

City of Aurora

KRAHL ASSOCIATES, INC.

*John B. [Signature]*

⑈058178⑈ ⑆071923909⑆ 7231190526⑈



001026

== COPY ==



# Charter One

International Division  
20 Cabot Road  
Medford, MA 02155 USA  
888 868-0212 tel  
SWIFT CTZIUS33  
TELEX 211047 CTZINTL

IRREVOCABLE STANDBY LETTER OF CREDIT NUMBER S904105

ISSUING BANK:

CHARTER ONE BANK, N.A.  
INTERNATIONAL DEPARTMENT  
20 CABOT ROAD, M/S MMF470  
MEDFORD, MA 02155 U.S.A.

PLACE AND DATE OF ISSUE:  
MEDFORD, MA  
DECEMBER 21, 2006

PLACE AND DATE OF EXPIRY:  
AT OUR COUNTERS  
DECEMBER 22, 2007

BENEFICIARY:

CITY OF AURORA  
44 E. DOWNER PLACE  
AURORA, IL 60507  
ATTN: MR. JOHN SPOELMA  
TEL: 630-906-7432

APPLICANT:

GEMINI OFFICE DEVELOPMENT LLC  
ONE SOUTH WACKER DRIVE SUITE 800  
CHICAGO, IL 60606

UP TO AN AGGREGATE AMOUNT THEREOF: USD 26,290.60

PARTIAL DRAWINGS: PERMITTED

CREDIT AVAILABLE WITH:

CHARTER ONE BANK, N.A.  
INTERNATIONAL DEPARTMENT  
20 CABOT ROAD, M/S MMF470  
MEDFORD, MA 02155 U.S.A.

AGAINST PRESENTATION OF DOCUMENTS AS DETAILED HEREIN.

DRAFTS: AT SIGHT

DRAWN ON: CHARTER ONE BANK, N.A.

RE: GEMINI OFFICE DEVELOPMENT LLC

THE UNDERSIGNED, CHARTER ONE BANK, N.A. HEREBY ISSUES THIS  
IRREVOCABLE STANDBY LETTER OF CREDIT NO. S904105 IN FAVOR OF  
THE CITY OF AURORA IN THE AMOUNT OF TWENTY SIX THOUSAND TWO  
HUNDRED NINETY AND 60/100 U.S. DOLLARS (USD26,290.60) EFFECTIVE

CONTINUED ON NEXT PAGE

# Charter One

International Division  
20 Cabot Road  
Medford, MA 02155 USA  
888 868-0212 tel  
SWIFT CTZIUS33  
TELEX 211047 CTZINTL

OUR REFERENCE NUMBER S904105

PAGE 2

IMMEDIATELY AND EXPIRING AT OUR OFFICE ON DECEMBER 22, 2007.

THIS IRREVOCABLE STANDBY LETTER OF CREDIT IS ISSUED FOR THE PURPOSE OF SECURING AND PAYING FOR THE INSTALLATION OF THE PUBLIC IMPROVEMENTS AND STORMWATER MANAGEMENT FACILITIES IN THE GEMINI OUTPATIENT FACILITY, 240 N. OAKHURST DRIVE, AURORA, IL CONSTRUCTED BY GEMINI OFFICE DEVELOPMENT, LLC IN ACCORDANCE WITH PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF AURORA ENGINEER AS PREPARED BY MORRIS ENGINEERING, INC.

IN NO EVENT SHALL THIS IRREVOCABLE STANDBY LETTER OF CREDIT OR THE OBLIGATIONS CONTAINED HEREIN EXPIRE EXCEPT UPON SAID PRIOR WRITTEN NOTICE TO THE CITY CLERK OF THE CITY OF AURORA, 44 EAST DOWNER PLACE, AURORA, ILLINOIS 60507 BY CERTIFIED OR REGISTERED MAIL, RETURN RECEIPT REQUESTED, AT LEAST NINETY (90) DAYS PRIOR TO SAID EXPIRATION DATE, THAT SAID LETTER OF CREDIT IS ABOUT TO EXPIRE AND THAT THE SAID EXPIRATION DATE SHALL BE EXTENDED AS REQUIRED TO COMPLY WITH THIS NOTICE PROVISION.

ON APPROVAL OF THE CITY ENGINEER THIS IRREVOCABLE STANDBY LETTER OF CREDIT MAY BE RENEWED OR EXTENDED PRIOR TO THE SAID EXPIRATION DATE BY SUBMITTING A NEW LETTER OF CREDIT IN THE SAME FORM AS THIS LETTER OF CREDIT TO THE CITY ENGINEERING DEPARTMENT IN AN AMOUNT AS DETERMINED BY THE CITY ENGINEER TO COMPLETE AND PAY FOR THE ABOVE DESCRIBED PUBLIC IMPROVEMENTS AND STORM WATER MANAGEMENT FACILITIES.

WE HEREBY ENGAGE WITH YOU THAT ALL DEMANDS FOR PAYMENT MADE IN CONFORMITY WITH THE TERMS OF THIS IRREVOCABLE STANDBY LETTER OF CREDIT WILL BE DULY HONORED ON PRESENTATION TO US PRIOR TO EXPIRATION OF THIS LETTER OF CREDIT, A LETTER FROM CITY ENGINEER OF THE CITY OF AURORA DEMANDING PAYMENT ON OR BEFORE SAID EXPIRATION DATE CERTIFYING THAT:

1. SAID LETTER OF CREDIT WILL EXPIRE WITHIN THIRTY (30) DAYS AND HAS NOT BEEN RENEWED OR EXTENDING AND A REPLACEMENT LOC HAS NOT BEEN ISSUED;

OR

2. THAT THE AFORESAID IMPROVEMENTS HAVE NOT BEEN SATISFACTORILY COMPLETED BY THE DEVELOPER WITHIN THE REQUIRED TIME.

CONTINUED ON NEXT PAGE



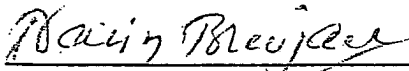
International Division  
20 Cabot Road  
Medford, MA 02155 USA  
888 868-0212 tel  
SWIFT CTZIUS33  
TELEX 211047 CTZINTL

OUR REFERENCE NUMBER S904105

PAGE 3

THIS CREDIT IS SUBJECT TO THE UNIFORM CUSTOMS AND PRACTICES  
FOR DOCUMENTARY CREDITS, INTERNATIONAL CHAMBER OF COMMERCE  
PUBLICATION # 500.

PLEASE ADDRESS ANY INQUIRIES OR CORRESPONDENCE TO ATTN: MICHAEL  
DOUGAN, INTERNATIONAL DEPT., QUOTING OUR REFERENCE NO: S904105  
BY PHONE: (781) 655-4877, BY FAX: (781) 391-8701  
BY SWIFT: CTZIUS33, BY TELEX: 211047 CTZINTL

  
\_\_\_\_\_  
AUTHORIZED SIGNATURE

  
\_\_\_\_\_  
AUTHORIZED SIGNATURE

LETTER OF CREDIT or SUBDIVISION BOND AMOUNT COMPUTATION

PROJECT NAME : **Gemini Office Development**

PROJECT # : 06.390

DEVELOPMENT ENGINEER : **Morris Engineering, Inc.**

DATE OF ENGR. ESTIMATE : 12/4/2006

TOTAL AMOUNT OF PUBLIC IMPROVEMENTS	\$15,537.00 ( 100% )	15,537.00
--	----------------------	-----------

TOTAL AMOUNT OF EROSION CONTROL	\$9,776.00 ( 110% )	10,753.60
------------------------------------	---------------------	-----------

TOTAL AMOUNT OF SECURITY REQUIRED	\$26,290.60
--------------------------------------	-------------

001030